



CITY OF  
**ISSAQUAH**  
WASHINGTON

**Development Services**

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December 23, 2018

**Members of the City Council:**

On December 18, 2018, the Urban Village Development Commission passed a motion recommending approval of the Preliminary Plat for Issaquah Highlands (formerly Grand Ridge), Parcel D, File No. PP18-00001, subject to conditions. The recommendation was based on the plat drawing received July 24, 2018, and the facts and conclusions summarized below. The purpose of this letter is to convey those Findings, Conclusions, and Recommended Conditions to the Council.

This Recommendation has been executed this \_\_\_ day of December 2018 by the Chairman of the UVDC on the behalf and per the direction of the UVDC.

Geoff Walker, Chair  
Urban Village Development Commission

Date

WHEREAS, even though the Issaquah Highlands Development Agreement was terminated on March 28, 2018 and Replacement Regulations (IMC 18.19B) have been enacted, this application was vested to the now-terminated Development Agreement and was reviewed under those regulations.

WHEREAS, pursuant to Appendix L (Processing) of the Issaquah Highlands (Grand Ridge) Two-party Annexation and Development Agreement, the UVDC held a Public Hearing on November 6, 2018 which was continued to December 18, 2018, to consider a Preliminary Plat for Parcel D in Issaquah Highlands. The proposal is for the development of single family subdivision with 10 lots and 2 tracts on approximately 1.12 acres; and,

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard at a Public Hearing; and,

WHEREAS, the UVDC originally received the application on December 12, 2018 and has had adequate time to review and reflect upon the application; and,

WHEREAS, the UVDC is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

**Findings of Fact:**

1. To be approved, the proposed plat must comply with the requirements of IMC Chapter 18.13 (Subdivisions), and make appropriate provisions, as specified in RCW 58.17, that the public interest will be served by the subdivision and dedication; and that provisions have been made for, but not limited to, the public health, safety, and general welfare; for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds; and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
2. Polygon submitted a Preliminary Plat application on February 13, 2018 to subdivide the approximately 1.12 acres of Parcel D of Issaquah Highlands for a total of 10 lots for single family homes. Two tracts are provided for access, trails, recreation, and open space. The proposal also included a woonerf, utilities and infrastructure, as well as the conversion of a portion of High Street into a multi-use trail, overlook, and recreation activity areas. A revised set of plans or plat information was received on January 10, February 6, and March 12, 2018.
3. The property is located at the northern edge of the WSDOT Expansion Area. Its adjacent uses are: north, Division 17, a multi-family rental property; south and east, Parcel C/Forest Ridge, a single-family subdivision also developed by Polygon; west, a slope as well as Parcel B/Division 16, developed as single-family attached townhomes.
4. The property is zoned UV (Urban Village) and is designated as Urban Village in the City of Issaquah's Comprehensive Plan.
5. The property was originally in an Issaquah Highlands Development Agreement Expansion Area and was brought under the authority of this agreement when the Expansion Area was formally brought under the Issaquah Highlands Development Agreement in 2007. Though allowed to be governed by the WSDOT TDR Development Agreement, no formal action was taken to remove the property from the Issaquah Highlands Development Agreement authority and place it under the authority of the WSDOT TDR Development Agreement.
6. A preliminary plat of the WSDOT Expansion Area was submitted in 2007 and approved with conditions. Some of those conditions apply to this property. Both in the Staff Report and an attachment to the Staff Report, the applicability of those conditions is evaluated and linked to this application. Subsequent to the 2007 preliminary plat, a lot line adjustment, LLA11-00002, was submitted and approved, creating the property as shown in this application.
7. In July 2017, the applicant, Polygon Northwest, and the City of Issaquah executed a number of agreements and amendments related to this property including an Affordable Housing Development Agreement, the 9<sup>th</sup> Amendment to the Issaquah Highlands Development Agreement, and the 1<sup>st</sup> Amendment to the WSDOT TDR

Development Agreement. These agreements and amendments relocated the affordable housing entitlement tied to Parcel D to other property owned by the applicant in exchange for allowing the applicant to place up to 11 market rate houses on Parcel D. Additionally, certain conditions must be met prior to the City transferring ownership of Parcel D to the applicant. These agreements and amendments make this project subject to the Issaquah Highlands Development Agreement, prior to the expiration of the Issaquah Highlands Development Agreement Buildout period and prior to the agreement's termination. The applicant has Agent Authority from the City to submit this application, prior to taking ownership of the property.

8. The site is currently logged but without development or structures.
9. Primary access to the site will be from adjacent, existing streets: 14<sup>th</sup> Place NE, NE Falls Drive/15<sup>th</sup> Avenue NE (this is a single road which changes names).
10. As called for by Appendix L, Section 3 of the Development Agreement (Sufficient Application Decision), the application was determined to be sufficient for review on February 26, 2018. Staff have determined the application contains adequate information and detail to review as a Preliminary Plat Permit.
11. Pursuant to the Issaquah Highlands (Grand Ridge) Two-party Annexation and Development Agreement, Section 13, the Commission conducts a planning-level review of permits within their purview.
12. Staff have thoroughly reviewed the application and presented their findings verbally and in a Staff Report. This report thoroughly reviews the application in relation to the applicable approval requirements. The report contains sections on Surrounding Uses; Background; History; Public Notice; Approval Criteria; Planning Goals and Commitments; Land Use; Quarry; Stormwater Management; Critical Areas; Water; Sewer; Street; SEPA; MTFA; Capital Facilities; Processing; Elections and Modifications; Dimensional and Development Standards; Parking; Landscaping; Signs; Affordable Housing; Urban Design Guidelines; Trails; Parks, Plazas, and Woonerfs; Comprehensive Plan; Public Comment; City Department Review (Fire, Public Works Operations, Police, and Building); and a recommendation of approval, subject to 31 conditions. In addition, the staff report contains numerous attachment which relate to the review of the project. The UVDC finds these documents, including their attachments, to be a thorough and complete review of the application and hereby incorporates its factual information by reference as a finding.
13. The UVDC has had the opportunity to thoroughly review the application. The Urban Village Development Commission held a public hearing on the proposed preliminary plat on November 6, 2018. However due to a lack of a quorum the Public Hearing was continued to December 18, 2018, when a quorum of commissioners was present. Notice of the hearing was forwarded to the Issaquah Reporter; notice was posted on the City's website; notices were mailed to property owners within 300 feet; notices were emailed to Parties of Record; and the site was posted. Notices of application and public hearing were provided consistent with the requirements of Appendix J of the Issaquah Highlands (Grand Ridge) Two-party Development Agreement.

14. Beyond the information provided in the application, the Staff Report and its attachments, significant information was provided by staff and the applicant to the UVDC during the course of the public process to enable it to have a complete and thorough understanding of the project. This includes: a slide presentation by staff of the existing site, off-site views, and surrounding areas; a presentation by staff of how the project complies with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement; and a presentation by the applicant explaining the project.
15. Public testimony was given at the public hearing held on the evening of December 18, 2018. At the public hearing three members of the public testified. Two people spoke in opposition to certain aspects of the application and one person spoke in favor of the proposal. The UVDC has considered this testimony in its recommendation on the matter.
16. Further public testimony was provided in the form of several emails related to the application. That is, nine persons sent one or more emails related to the application. The UVDC was provided the emails and a summary of staff responses. The UVDC has considered this testimony and information in its decision on the matter.
17. During the Public Hearing, the public testified about and the UVDC discussed a number of issues related to the preliminary plat, including: concerns with construction impacts, increases in traffic and traffic speeds, reduction in on-street parking, general impacts from increased density in the area, desires that this property remain as open space for a future park, and that the IHCA not have responsibility for policing the woonerf. As most of these issues had been also raised in the public comment prior to issuance of the staff report, Staff had responded to these issues in the Staff Report dated December 10, 2018; and, during the public hearing presentation on December 18, 2018. The UVDC found that these issues were adequately addressed during the hearing, and that edits to one conditions (Condition 3) were needed for this project to comply with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement.
18. The Public Record was closed on December 18, 2018.
19. The project was determined by the DSD as falling within the “project envelope” of the Issaquah Highlands development evaluated in the 1995 EIS for Grand Ridge.
20. The project is within the Allowable Development for residential as converted from commercial Allowable Development to Residential Allowable Development.
21. The critical area standards of Appendix E of the development agreement were not used to evaluate the proposal as no critical areas are within the property.
22. The development standards for land use and density (Appendix B) as set forth in the Issaquah Highlands (Grand Ridge) Development Agreement were used to evaluate the development proposal. The proposal is for single family residences and a density of 8.95 dwelling units per acre. The proposal complies with the applicable approvable criteria.
23. No school facilities are proposed or required. Mitigation fees are required per the School Mitigation Agreement.

24. No Affordable Housing is proposed on the subject property.
25. Appendix I of the Development Agreement establishes a “Project Envelope” that governs SEPA compliance for implementing approvals such as the SDP. The “Project Envelope” includes the Allowable Development established by Section 3.2 of the Development Agreement. Section 3.22.2.2 provides that the City and property owner “intend the [Grand Ridge] EIS to be SEPA compliance to the fullest extent possible for all Implementing Approvals.” Section 3.22.2.2 further provides that “a supplemental EIS, addendum or mitigation measures beyond those in this Agreement may be required by the City only to the extent an Implementing Approval or requested modification exceeds the Project Envelope.” Staff determined on October 19, 2018 that the proposed preliminary plat had undergone SEPA review through past environmental review processes and was within the Project Envelope defined by the Grand Ridge EIS.
26. The development standards for urban roads as set forth in Appendix H of the Development Agreement were used to evaluate the proposal. The development standards for woonerfs as set forth in Appendices S and U of the Development Agreement were also used to evaluate the proposal. As conditioned, the proposal is consistent with those standards. Final design details of road improvements will be reviewed through Site Work Permits.
27. Transportation mitigation for the entire Issaquah Highlands Urban Village was thoroughly addressed by the Issaquah Highlands (Grand Ridge) Development Agreement through a phasing plan and the adoption of the Master Transportation Financing Agreement. The traffic generated by this proposal falls within the scope of traffic analyzed by the EIS. Potential traffic impacts from the proposal were further evaluated by a traffic study to ensure that traffic impacts and improvements in the immediate area of the plat were addressed. The necessary improvements have been incorporated into preliminary plat design.
28. The development standards for storm water management and groundwater protection as set forth in Appendix D of the Development Agreement were used to evaluate the proposal. Appropriate measures for storm water management and groundwater already exist in the area and the proposal will connect to an existing adjacent system. Further on-site improvements constructed by the applicant on their property will ensure compliance.
29. The development standards for utilities as set forth in City standards were used to evaluate the proposal. The proposal, with the recommended conditions of approval, complies with the applicable standards. Telephone, cable, electrical and natural gas utilities are adequate and will be underground.
30. The plat provides an east-west Neighborhood Walk trail within Tract A and an easement over Lots 4 and 5, providing a pedestrian connection from inside the plat to the east. The plat also provides a woonerf, which is a shared surface that accommodates pedestrians, which connects the interior of the plat to recreation space, plat services such as the mail kiosk, and other features of the area. Sidewalks are present along the existing streets surrounding the subject property on two sides. NE Falls Drive, 15<sup>th</sup> Avenue NE, and NE College Drive all include bike lanes which connect

to various destinations and other bike facilities in the area. Pedestrian and bicycle facilities are adequately provided.

31. One tract for open space and recreation is proposed: one at the northwest. The design of the tract, as proposed and conditioned, will meet the Issaquah Highlands (Grand Ridge) Two-party.
32. The proposal was referred to other City Departments including Fire, Public Works Operations, Police, Waste Collection, and Building for review and comment. Those comments received have been conditioned or incorporated into the Staff Report where applicable.
33. Any conclusion listed below which could be considered a finding is hereby incorporated as a finding.

### **Conclusions:**

Having rendered the above-cited Findings, the UVDC draws the following Conclusions:

1. The conditioned proposal will serve the public interest and will protect the public health, safety, and general welfare. Appropriate provisions have been made for open spaces, stormwater drainage, vehicular and pedestrian circulation, utilities including water and sewer, parks and recreation, potential future connections to adjacent neighborhoods and the elementary school, and safe walking conditions.
2. The proposal is consistent with Title 18.13 (Subdivisions) of the Issaquah Municipal Code and RCW 58.17.
3. This proposal was reviewed in accordance with Appendix L of the Grand Ridge Annexation and Development Agreement. The UVDC is responsible for reviewing and making the decision for Preliminary Plat applications for subdivision of property into more than four lots.
4. The proposal is within the Project Envelope established by the Development Agreement and is, therefore, covered by Section 3.22.2.2 of the Development Agreement. No further SEPA action is required as this proposal is covered by the Grand Ridge EIS and the Glacier Ridge Addendum to the Grand Ridge EIS.
5. The proposal complies with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement, including subsequent amendments.
6. The Staff Report is a thorough and complete review of the application, and the UVDC hereby incorporates their conclusions by reference.
7. The proposed use meets the allowed land uses of Appendix B.
8. The application contains adequate information for the UVDC to render this decision.
9. The information provided during the public review process by the staff and the applicant have further assisted the UVDC to fully comprehend the proposal.
10. The public has been given ample opportunity for comment on the proposal. The UVDC has reflected upon public comment and has taken these comments into account in its decision.

11. The proposal conforms with the City of Issaquah Comprehensive Plan, specifically with regard to its Land Use, Housing, Transportation, Economic Vitality Elements. This proposal will help advance the vision for the City as articulated in the Comprehensive Plan.
12. The conceptual storm water plan is consistent with the Development Agreement. The existing system has sufficient capacity.
13. Through application of Development Agreement requirements and the traffic study, traffic from the proposal will be adequately mitigated.
14. Proper notice was given to the public regarding the time, location, and purpose of the public hearing held by the Urban Village Development Commission.
15. The Public had an opportunity to comment at the UVDC Public Hearing on December 18, 2018.
16. The Hearing record, prepared by the Administration, is adequate to render a valid recommendation on this application.
17. In order for the above Conclusions to be supportable, the proposal must be conditioned, as recommended below.
18. Any finding above which could be considered a conclusion is hereby incorporated as a conclusion.

**Motion:**

I move that the Urban Village Development Commission recommends approval to the City Council of the Parcel D preliminary plat, File# PP18-000001, as described and evaluated in the Staff Report dated December 10, 2018 and plat drawings received July 24, 2018, and subject to the conditions as identified in the Staff Report, revised condition #31 in the Staff presentation, and as amended this evening:

REVISED #3: With the submittal of the Final Plat, Tract A will be extended with similar width, to meet Tract B. This will be confirmed with the Final Plat.

And, I move that the Urban Village Development Commission direct the Development Services Department to prepare Findings of Fact and Conclusions for review and approval by the UVDC Chairman, affirming the UVDC's decision to approve the Issaquah Highlands Parcel D preliminary plat, File No. PP18-00001, subject to the conditions listed in the Staff Report, modified in the Staff presentation, and as amended this evening.

**Conditions:**

1. Per the Polygon Affordable Housing Development Agreement, Parcel D may not be conveyed to Polygon Northwest until the building permits for the affordable housing in Westridge have been issued.
2. With the submittal of the Final Plat, provide written confirmation that the IHCA will accept the dedication of the tracts identified in the preliminary plat. If the IHCA will not accept the dedication and maintenance obligations, the applicant must have the plat's property owners

- retain responsibility through a separately formed HOA or join the Forest Ridge HOA. This will be confirmed with the Final Plat.
3. With the submittal of the Final Plat, Tract A will be extended with similar width, to meet Tract B. This will be confirmed with the Final Plat.
  4. With the submittal of the Final Plat, specify that the Neighborhood Walk's easement is granted to the City and that the easement will be maintained by an Homeowner's Association (HOA). Preferably this will be the Forest Ridge HOA but if they will not allow Lots 1-10 to join, then an HOA or similar entity just for Lots 1-10 of this plat. This will be confirmed with the Final Plat.
  5. In the event the project is phased, the Responsible Official has the right to apply additional conditions with Building, Site Work, and/or Landscape permits to ensure each phase complies with the Development Agreement and City Code, such as but not limited to access, fire, circulation, parking, and landscaping requirements. Site Work and/or building permits for any phase must include a proposal for stabilizing the balance of the site. Interim landscape placed on site shall discourage invasive plants from sprouting and establishing. Routine maintenance by the applicant of these areas will look for and remove invasive plants and debris.
  6. The preliminary plat for the WSDOT Expansion Area, PP07-001IH, contains Approval Conditions that apply to this plat and shall be implemented as appropriate through this and subsequent permits. These conditions include: Conditions #3, 5, 6, 13, 23, 32, 33, 36. See Attachment A.
  7. Details beyond the scope of the plat, for instance the site sections and wall details on Sht P7.0 have not reviewed. During wall review, future replacement of walls that extend between lots and/or tracts shall occur. Their review will occur with future construction permits such as Site Work and/or Building Permits.
  8. Unless expressly identified, approval of this preliminary plat application does not modify any City regulations, Issaquah Highlands Development Agreement standards which are in conflict with elements of the plat or application. Modification of the standards or guidelines requires an explicit approval in the Notice of Decision for this application or a separate Modification as allowed under Appendix M of the Development Agreements.
  9. The 10 units in this plat are entitled as TDRs (Transfer of Development Rights) and must pay all applicable impact fees in place at the time of Building Permit issuance. This will be reviewed with Building Permits.
  10. The Master Developer shall require builders to build to Built Green 4 Star/Energy Star standard. This will be reviewed by the IHCA with Building Permit.
  11. Site lighting shall reinforce Issaquah Highlands' urban design goals and provide for the needs of the public to have safe, attractive, and functional spaces. Through engineering plan review, a lighting plan, including point by point photometrics, shall be proposed for the on-site exterior lighting which maintains lighting at the minimum necessary for safety, and balances the goal of minimizing night glow and off-site lamp visibility with pedestrian scale lighting. The lighting plan shall comprehensively address building, street, woonerf, and landscape lighting so that lighting impacts are



- not compounded in portions of the site by overlapping illumination patterns. Light fixtures shall be pedestrian scale. This will be reviewed with construction permits.
12. All buildings must have primary pedestrian access from a sidewalk or woonerf that is accessible to the public. The streets and woonerf, including necessary wayfinding, providing access to residential units shall be completed by Temporary Certificate of Occupancy or final inspection.
  13. Any LID facilities or landscape areas must have overflow connections to the stormwater system to prevent downstream breakout and erosion and create a public nuisance. This condition will be enforced during Site Work Permit and/or Building Permit review.
  14. Water meter placement and surrounding design must minimize their visual impact as well as their impact on siting urban design elements such as street tree and street lighting placement. This condition will be enforced during Site Work Permit review.
  15. All public sewer mains (i.e. all mains serving property owned by more than one owner) must be located in public rights of way or within utility easements that provide a minimum of 15-feet of unobstructed space for access and maintenance. All public sewer mains must include all-weather access for the City's Vector Truck. All existing off-site sewer pipes must remain in-service during construction. This condition will be enforced during Site Work Permit review.
  16. The applicant shall provide curb bulbs and a curbline to improve pedestrian sightlines at crossings and to preclude parking where it is not allowed, such as at hydrants, crosswalks, and intersections. Parking must not interfere with the movement of larger vehicles such as fire trucks or school buses, and their turning movements must be evaluated with future permits. This will be reviewed with the Site Work permits.
  17. Lot 1's garage will be reoriented to have its access from the woonerf rather than from 14th Place. This will be reviewed with Site Work and/or Permits.
  18. Generally, trees will be installed 30-feet on center, paired with the tree across the street. The applicant must coordinate with the ARC and DSD prior to selecting trees. During construction permit review, street trees may only be removed due to conflicts with entry drives, sightlines, hydrants, and fire truck access.
  19. Garages shall be designed, at a minimum, to include space for: two side-by-side parking spaces for standard sized vehicles; bike parking; and three waste containers, one for each stream; water heater and furnace if not within the house. This will be reviewed with Building Permits.
  20. Driveways shall be a minimum of 18 ft long between the garage door and the property line. Driveways along the woonerf shall be constructed of a material that creates a visual differentiation between the woonerf edge and the driveway surface, e.g. smooth versus aggregate concrete as well as a distinctive scoreline. This will be reviewed with Building Permits.
  21. Corner or lots exposed on more than the front façade due to adjacent roads, woonerfs, open space/parks, or trails shall provide additional side façade treatments. The Issaquah Highlands ARC has purview in selecting the appropriate architectural

features such as a side porch or additional side façade treatment similar to the level of detailing on the front façade, on all lots except 2 and 3. This will be reviewed with the Building Permits for these lots.

22. For lots 40 feet in width or narrower, driveways shall be limited to 12 feet within the right-of-way. Driveways on lots 41 to 45 feet wide shall be limited to 16 feet in width, within the right-of-way. In addition to the driveway widths specified above, there may also be 2-foot wings on either side of the driveway. In no case, shall any on-site driveway be wider than 20 ft, nor shorter than 18 ft. This will be reviewed with the Site Work and Building Permits.
23. Street or woonerf facing garages shall include architectural features such as cantilevered building stories, trellises, or roof extensions to minimize their presence. The IH ARC has primary purview in selecting the appropriate architectural features and colors. This will be reviewed with Building Permits.
24. To minimize the aesthetic impacts of the development, the following shall be incorporated into the Building Permit applications for homes on Lots 8 and 9 which will be visible offsite and from Tract B:
  - a. Average building heights shall not exceed 40 ft
  - b. Blank walls shall be avoided, especially where visible from off-site; if necessary, articulation or other features will be provided. Articulation would incorporate tiering, building offsets, and/or other means to soften the building's form. Appropriate features would include doors, windows, building articulation, and/or other architectural features to create a visually interesting environment.
  - c. The prominent finish of building facades visible from off-site shall be muted, non-reflective material incorporating neutral to dark earth tones.This restriction will be noted on the Final Plat and reviewed with Building Permits.
25. The use of rockeries shall not be allowed adjacent to the Multi-Purpose trail or elsewhere where they are visible. This will be reviewed with Site Work, Landscape, or Building Permits.
26. Fences, hedges, screens etc... along Neighborhood Walk trail must be located outside of the required trail border and where they are present along the trail, but outside the required border, they are limited in height to 3.5 ft. The one exception will be if a fence is needed for fall protection; and even then it must be located to preserve the required border to the maximum extent possible. This restriction will be noted on the Final Plat and reviewed with Site Work, Landscape, and/or Building Permits.
27. Locate the mail kiosk(s) so the high activity functions are gathered in central areas and where pedestrians can safely access their mail. The location(s) should be in proximity to roads for USPS mail carriers and a dedicated parking space shall be provided to facilitate deliveries. This will be reviewed with Site Work and/or Landscape Permits.
28. This permit does not approve the proposed landscape as that is not part of preliminary plat review. Additional and detailed review will occur concurrently and jointly by DSD and ARC. Plants should be selected and spaced based upon their mature size and to achieve the House & Garden character. To facilitate review, plants will be shown on landscape plans at 85 percent maturity. This will be reviewed with Landscape Permit review.

29. Design and placement of the above ground facilities, such as buildings, walkways, significant plant materials, etc... shall take priority over the convenient location of utilities, equipment, appurtenances, unless this would significantly compromise the function of the utilities. Equipment and appurtenances shall be located to screen or minimize their presence; where they cannot be hidden, screening shall be provided. On all subsequent permits, utilities and their necessary easements, equipment, and appurtenances shall be shown. This will be reviewed with Landscape and Site Work permits.
30. Incorporate children as an integral user of Tract B. This will be reviewed with Site Work and/or Landscape Permits as well as the Administrative Site Development Permit for the open space Tract.
31. At the time of Final Plat, Tracts A and B as well as other tracts that contain parks, trails or sidewalks shall provide access easements in perpetuity to the City, if the tracts containing the parks, trails or sidewalks are retained on privately owned property.

cc. UVDC Members and Alternates

Keith Niven  
Lucy Sloman  
Doug Schlepp  
Michelle Wright  
Jen Davis Hayes  
Sarah Hoey  
Nick Abdelnour  
Richard Rawlings  
David Avenell  
Parties of Record